david bailes
property professionals

Manor Court,
Catchgate, Stanley, DH9 8AB

- 2 Bedroom Mid Terrace House
- Tastefully Decorated
- Large Rear Conservatory
- Low Maintenance Rear Garden

£500 pcm
EPC Rating C
Holding Deposit £115
Bond £500

Manor Court, Catchgate, Stanley, DH9 8AB

Property Description

A well presented 2 bedroom mid link situated within a modern small development in Catchgate. Benefits from a front driveway and low maintenance rear garden. Warmed by gas combi central heating and full uPVC double glazing. Accommodation comprises of entrance hall, WC, lounge, kitchen/diner with integrated cooking appliance, good sized conservatory. To the first floor are 2 double sized bedrooms and bathroom suite.

ENTRANCE HALL
uPVC double glazed door, radiator, alarm panel, staircase to the first floor.

CLOAKROOM/WC
4' 9" x 3' 1" (1.45m x .96m) WC, corner wash basin, tiled flooring, radiator.

LOUNGE
13' 10" x 11' 1" Max (4.23m x 3.40m) Feature electric fireplace, radiator, under stair storage cupboard, uPVC double glazed window.

KITCHEN/DINER
14' 3" x 8' 5" (4.35m x 2.57m) Fitted with a modern rang of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and gas cooking hob, extractor canopy over, inset sink and drainer, plumbed for washing machine and dishwasher, space for a tall fridge/freezer, tiled flooring, wall mounted gas central heating boiler. Dining area: radiator, uPVC double glazed door to the conservatory.

CONSERVATORY
10' 10" x 10' 9" (3.31m x 3.28m) A spacious room with uPVC double glazed windows, ceiling and patio doors, tiled flooring, electric radiator.

FIRST FLOOR
Landing, loft access.

BEDROOM 1
14' 3" Max x 12' 4" (4.35m x 3.78m) Fitted wardrobes, two uPVC double glazed windows, radiator.

BEDROOM 2
9' 11" x 7' 8" (3.04m x 2.34m) Fitted wardrobes, uPVC double glazed window, radiator.

BATHROOM
6' 7" x 6' 0" (2.02m x 1.85m) Panel bath with thermostatic shower over, tiled splash backs, tiled flooring, WC, pedestal wash basin, extractor fan, wall mounted storage unit, uPVC double glazed window.

EXTERNAL
To front - tarmac driveway. To rear - timber and flagged paved patios, storage shed, garden enclosed by fencing with access gate.

HEATING
Gas fired central heating via combination boiler and radiators.

GLAZING
Full uPVC double glazing installed.

ENERGY EFFICIENCY
EPC rating C (74). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COSTS
Rent: £500
Bond: £500
Holding Deposit: £115
Minimum Tenancy Term: 12 Months

REFERENCE AND CREDIT CHECKS

A holding deposit equal to 1 weeks rent is payable upon the start of your application. Successful applicants - any holding deposit will be offset against the initial rent or deposit, with the agreement of the payee.

Under the Tenant Fee Act 2019: The holding deposit will become non-refundable, should you fail your reference and credit checks, if you provide misleading information or fail to declare a county court judgement (CCJ) or an (IVA) on your application form or the nominated guarantor application form. We allow up to 15 days for all checks to be completed. Should you have any concerns regarding these checks, please notify a member of staff before you make payment.

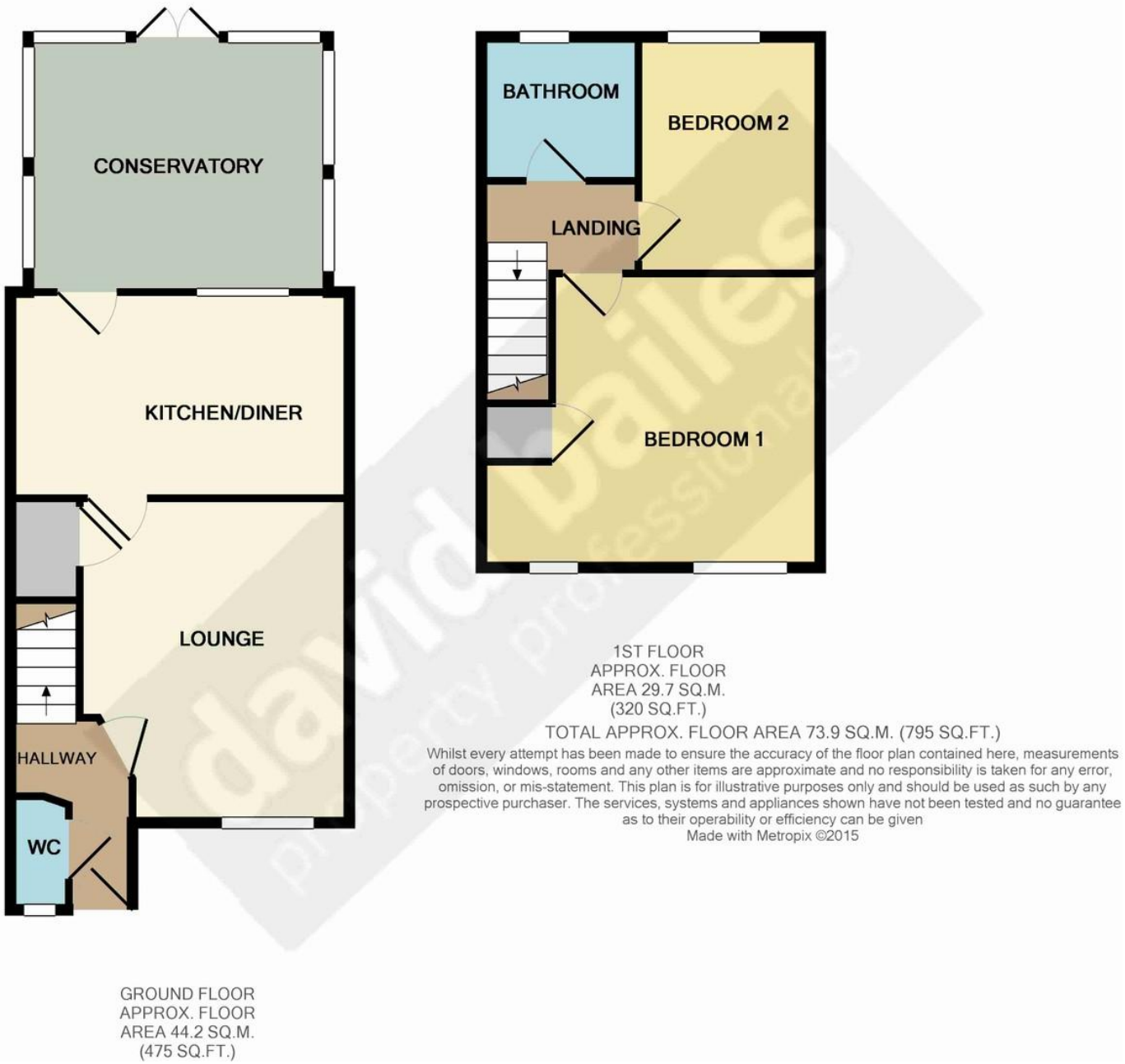
Tenant(s) minimum yearly income affordability to pass the credit check is calculated at 2.5 times the yearly rent.
(Example: rent of £400 PCM x 12 = £4,800 x 2.5 = £12,000) This minimum income can be shared on a joint tenancy only.

Working guarantors minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.
(Example: Rent of £400 PCM x 12 = £4,800 x 3 = £14,400) (or hold savings or pension(s) equal or more than this amount)

Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.



GROUND FLOOR
APPROX. FLOOR
AREA 44.2 SQ.M.
(475 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 29.7 SQ.M.
(320 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.9 SQ.M. (795 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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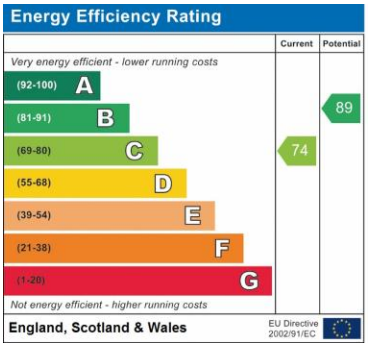

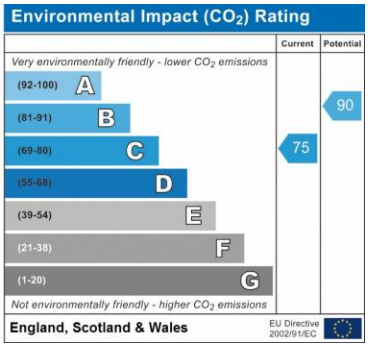

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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